

IMPLEMENTATION

Thus far, the Navajo Community Plan has set forth a wide range of goals, objectives and proposals aimed at enhancing the community. Based on these, specific actions must be undertaken to realize the plan. These actions and the ensuing financial obligations usually are joint efforts of private citizens and enterprise and local, state and federal governments. Some implementation programs, however, may be carried out by private initiative only.

Because Navajo is a community developed to relatively high standards and not requiring extensive redevelopment, implementation will emphasize the retention of those qualities such as undeveloped canyons and hillsides which have made the community a desirable place in which to live.

The following is a descriptive list of proposals which includes means of and responsibility for implementation. Although various governmental agencies are listed as having responsibility for carrying out the plan proposals, the City Council has ultimate responsibility. Regardless, the true burden of the plan rests with an interested active citizenry. Without constant citizen participation and concern, the implementation of these proposals will never be a reality.

| <u>PROPOSAL OR ACTIVITY</u> | <u>PRIORITY OR TIMING</u> | <u>ACTION</u> | <u>RESPONSIBILITY</u> | <u>FINANCING METHOD</u> |
|---------------------------------|-------------------------------|--|-----------------------|--|
| I ORGANIZATION | | | | |
| A. Maintain community rapport | Continuing | 1. Arrange publicity, conduct public meetings, provide information service. | NCP ⁽¹⁾ | Not determined |
| B. Maintain & implement plan | Continuing | 2. Monitor proposed plans and other actions affecting community plan, provide input as appropriate. | NCP | Not determined |
| | | 3. Arrange annual public community meeting (more often, if needed) to appraise changing needs and adjust planning & implementation accordingly. | NCP | Not determined |
| | | 4. Take other steps to promote community consciousness and identity, such as distribution to each new resident (as well as present residents) of a pamphlet describing how citizens may participate in community planning and development. | NCP | City supply material; community provide distribution |

⁽¹⁾ Navajo Community Planners, Inc.

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| II RESIDENTIAL | | | | |
| A. Encourage a wide range of densities (30-43, 15-29, 10-14, 5-9, & 0-4 D.U. per acre), develop and/or maintain these densities as shown on the community plan map. | Continuing | Allow no rezonings that conflict with plan proposals. | Planning Dept. | |
| B. Adopt, as City policy, inclusion of a portion of low and moderate income housing in all major residential developments based on objective determination of need for such housing. | Continuing | 1. Adopt policy. | City Council | |
| | | 2. Enforce policy in working with owners, realtors developers. | Planning Dept. | |
| | | 3. Monitor implementation. | NCP/ Community Action | |
| C. Vary housing types and densities to create interest and provide a mix of economic and social characteristics. Implement the Mobile-home Park Overlay Zone. | Immediate | 1. Adopt balanced community concept. | City Council | |
| | | 2. Enforce policy in working with owners, developers. | Planning Dept. | |
| | | 3. Monitor implementation. | NCP/ Community Action | |

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| D. Require all major residential development proposals to be carried out out under a PRD. | Immediate | 1. Commission & Council approval of policy. 2. Apply policy to major proposed residential developments. | Planning Dept. Planning Dept. | |
| E. Relate dwelling units to topography. | Immediate | Work with property owners, realtors, developers to strongly encourage the use of PRD, PCD procedures. | | |
| F. Provide adequate, screened off-street parking. | Immediate | Work with property owners, realtors, developers to strongly encourage the use of PRD, PCD procedures. | Planning Dept. | |
| G. Implementation of the Mission Trails District controls. | | 1. Enforce policy in working with owners and developers. 2. Monitor implementation. | Planning Dept./NCP Community Action | |
| H. Implementation of the geologic hazard area controls. | Immediate | 1. Enforce policy in working with owners and developers. 2. Monitor implementation. | Planning Dept. | |

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| III COMMERCIAL | | | | |
| A. Maintain and/or develop community commercial centers at Lake Murray Blvd. & Navajo Rd., Jackson Dr. & Navajo Rd. & at Waring Rd. & Orcutt St. to include professional & business offices, entertainment & cultural activities, & public & semipublic facilities. | According to need | Work with owners, realtors, developers using PCD and other means available. | Planning Dept. | |
| B. Develop neighborhood commercial centers at Golfcrest Dr. & Mission Gorge Rd to supplement 3 existing centers. | According to need | <ol style="list-style-type: none"> 1. Work with owners, realtors using PCD and other means available. 2. Maintain zoning at existing centers. 3. Rezone land where needed to implement plan. | Planning Commission/ Planning Dept. | |
| C. Retain specialized commercial uses on Mission Gorge Road in Grantville area. | Continuing | Monitor development proposals. | Planning Dept./ NCP | |
| D. Retain professional offices at all community shopping centers & neighborhood commercial centers in Grantville. | Continuing according to need | Work with owners, realtors, developers in accordance with plan. | Planning Dept. | |

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| E. Retain visitor-oriented facilities at I-8 at Waring Rd. & Mission Gorge Rd. at Alvarado Canyon Rd. No additional visitor-oriented facilities are proposed. | Immediate & continuing | Monitor situation. | Planning Dept. | |
| F. Regulate number & location of service stations. | Immediate | 1. Obtain approval for criteria. 2. Enforce criteria | Planning Dept./NCP Planning Dept. | |
| G. Remove off-premise signs and consolidate multiple on-premise signs. | Continuing | 1. Enforce City sign code. 2. Monitor development projects | Planning Dept./NCP | |
| H. Process new commercial center developments as PCD's. | Continuing | Require PCD with map or rezoning processing. | Planning Dept. | |
| I. Ensure compliance with design standards in Grantville. | Continuing | 1. Apply CPI0Z. 2. Monitor development projects. | Planning Dept./NCP | |
| J. Implement the Mission Trails Design District controls. | | 1. Enforce policy in working with owners and developers. 2. Monitor implementation | Planning Dept. NCP/ Community Action | |

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| IV INDUSTRIAL | | | | |
| A. Ensure that property rezoned to permit industrial use is developed in a manner compatible with the river and surrounding residential areas. | Upon application for rezone | Require processing of PID concurrent with rezone processing. | Planning Dept. | |
| B. Ensure that future development of the remaining sand and gravel facility (VR Dennis) is reviewed for compatibility with the river and Mission Trails Park, and for traffic impacts. | Upon application for rezone | Require processing of master PID concurrent with rezone application. | Planning Dept. | |
| C. Ensure that future development complies with the design standards for Grantville. | Immediate & continuing | 1. Apply CPI0Z. 2. Monitor development projects. | Planning Dept. | |
| D. Implement the Mission Trails Design District controls. | Continuing | 1. Monitor implementation. 2. Work with owners, realtors, developers, & tenants to solicit interest and participation. | | |

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| V OPEN SPACE RETENTION AND UTILIZATION | | | | |
| A. Acquire open space system: Mission Gorge 300 ac. (San Diego River system) | As soon as possible | Initiate proceedings for hearing and Council action on establishment. | NCP/City Council/Community Action | Not determined, assessment district (see cooperative arrangement w/ Water Dist. on land it owns) |
| B. Redesignate those lands within the open space areas according to the guidelines established in the open space element of this report. | Contingent on Open Space Implementation | 1. Initiate rezoning. 2. Monitor development of plans for preservation of natural amenities. | Planning Dept. | Not determined |
| C. Establish hiking trails in S.D. River Basin through Mission Gorge linked to City-County system. | Immediate | Schedule into CIP. | Parks and Rec. Dept. | To be determined/ CIP or other funds |
| D. Public access to open space areas. | Immediate | Establish and maintain. | Parks and Rec. Dept. | |
| E. Establish FW and FPF zoning along the river. | Immediate | Rezone in accordance with FEMA maps. | Engineering & Dev't. | |

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| F. Regulate dev't. adjacent to the river to minimize disturbance to the wetland habitat. | Immediate & ongoing | 1. Apply CPI0Z. 2. Adopt Habitat Conservation Plan | Planning Dept./ SANDAG | |

VI PARKS & RECREATION

PARK & RECREATION CENTERS

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|---|------------------------|--|-----------------------|--|
| A. Lake Murray Community Park & Rec. Center (#370) | As soon as possible | Complete Phases 2, 3 and 4 by 1985, as scheduled, with additional effort to assure optimum use as a reactional facility. | Parks & Rec. Dept. | CIP, Park Fees, 1973 Bond Issue |
| B. Allied Gardens Community Park & Recreation Center #380) | As soon as possible | Construct shuffle board clubhouse. | Parks & Rec. Dept. | CIP, Park Fees |
| C. San Carlos Community Park & Recreation Center #360) | As soon as possible | Ball field lighting. | Parks & Rec. Dept. | CIP, Park Fees, 1966 Bond Issue |

NEIGHBORHOOD PARKS

| | | | | |
|-----------------------|-----|--------------------------|-----------------------|---------------------------------------|
| A. Margerum (#383) | 1st | Develop City-owned site. | Parks & Rec. Dept. | CIP, Park Fees, 1966 Bond Issue |
| B. Tuxedo (#373) | 2nd | Develop City-owned site. | Parks & Rec. Dept. | CIP, Park Fees |

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| C. Cowles Mountain (#361) | 3rd | Open Space Park-- Lease & develop acreage on Gage Elementary School for active play fields. | Parks & Rec. Dept. | CIP, Park Fees, 1977 Bond Issue |
| D. Dailard (#372) | 4th | Develop City-owned site. | Parks & Rec. Dept. | CIP, Park Fees, 1973 Bond Issue |
| E. Pasatiempo Open Space Park (#371) | 5th | Develop City-owned site. | Parks & Rec. Dept. | CIP, Park Fees |
| F. Princess Del Cerro (#381) | 6th | Under construction. | Parks & Rec. Dept. | CIP, Park Fees |
| G. Del Cerro (#371) | 7th | Investigate purchase of private park. | NCP | Private |
| H. Small parks & plazas in community & neighborhood | Continuing | Encourage developers to include beautification when maps are submitted. | Planning Dept. | Private |

RESOURCE-BASED PARKS

- A. Mission Trails Regional Park
- B. Adobe Falls Open Space Park
- C. Padre Dam

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| VII SCHOOLS | | | | |
| A. Adjust boundaries to maintain proper balance. | As needed | | San Diego Unified School District | |
| VIII OTHER COMMUNITY FACILITIES | | | | |
| <u>LIBRARY</u> | | | | |
| Appraisal of need for additional service. | Continuing | 1. Evaluate effect of new branch. | City Librarian | CIP |
| | | 2. Consider expansion of Benjamin Branch. | | CIP |
| | | 3. Consider adding third branch in Community | | |
| <u>POLICE, FIRE, WATER, SEWER, PRIVATE UTILITIES</u> | | | | |
| Monitor adequacy of service. | Continuing | Notify appropriate City staff of unmet service needs and follow up as needed with staff and/or Council. | NCP/Community Action | |
| <u>FLOOD CONTROL</u> | | | | |
| A. Monitor San Diego River Control Plan. | Continuing | 1. Insure adequate control plan control plan is implemented. | NCP/Community Action | |
| B. Monitor Alvarado Creek Control Plan. | Continuing | 2. Apply appropriate zoning. | NCP/Community Action | |

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| IX CIRCULATION | | | | |
| <u>PUBLIC TRANSPORTATION</u> | | | | |
| A. Increase frequency & hours for routes. | Immediately | Implement plans. | Transit Company | Not determined |
| B. Extend routes indicated on Network Map. | As soon as possible | Implement plans. | Transit Company | Not determined |
| C. Provide I-8 express service--El Cajon to Downtown with a stop in Navajo Community. | As soon as possible | Implement plans. | Transit Company | Not determined |
| D. Institute area minibus system. | Long-range | Develop and implement local service plan, possibly linked to City-wide. | NCP/ through Transit Co. or Private | Not determined |
| <u>BIKEWAYS</u> | | | | |
| E. Develop community bikeway system coordinated with regional system. | As soon as possible | Follow through for implementation of approved plans. | Engineering & Dev't. | CIP, Bikeway Fund, General Fund |
| <u>STREETS</u> | | | | |
| F. Increase I-8 & I-15 traffic handling capacity. | As soon as possible | Continuing study and improvement. | Engineering & Dev't./ State Div. of Highways | Hwy. Trst. Fund, Gas Tax |

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| G. Extend Navajo Rd. | When needed & conditions met | Monitor need and I-8 access; schedule into CIP. | Engineering & Dev't. | CIP, Gas Tax |
| H. Expansion of existing roads to 6 lanes: Firars Rd., Mission Gorge Rd. | According to need | Schedule into CIP according to need. | Engineering & Dev't. | CIP |
| I. Extend Jackson Dr. to Mission Gorge Road. | As soon as possible | Construct according to CIP. | Engineering & Dev't. | CIP, Gas Tax |
| J. Provide misc. special treatments. | As needed | Monitor & determine needs and opportunities to increase capacity of road system through special treatment. | Engineering & Dev't. | CIP &/or General Fund |
| X COMMUNITY ENVIRONMENT | | | | |
| A. Improve grading, landscaping standards and and control of of hillside cuts. | Immediate | 1. Proposed amendment to PRD, PCD, & HR requirements to provide better protection and enhancement of environment. | Planning Dept. | |
| | | 2. Enforce adopted standards. | Planning Dept. | |
| B. Underground utilities. | As soon as possible | Seek scheduling of under- grounding of utilities on major streets not already undergrounded. | Community Action/NCP | Utility Co. assume program or Assessment District |

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| C. Extend Cable TV. | As soon as possible | Approach franchise operators re: expediting service follow-up. | NCP/ Community Action | |
| D. Require use of master antenna in PRD's. | Continuing | Establish criterion through City Council that master antennas only are allowed in PRD's. | Planning Dept. | |
| E. Extend sign control. | Immediate | Adopt proposed changes in Sign Control Ordinance. | City Council | |
| F. Screen Mission Gorge Road industrial development. | Immediate | Persuade property owners to create special assessment. | NCP/ Community action | Assessment Dist. |
| F. Plant street trees & landscaping: Navajo Road, Mission Gorge Road, College Ave., & Waring Road. | Immediate | Initiate special assessment districts as determined with City staff. | NCP/ Community Action | Assessment Dist. |
| G. Control environmental pollution | Immediate & Continuing | Develop new programs & practices. | Community Action/ City Council | |
| H. Prepare Urban Design Plan | Immediate | | Planning Dept. | |
| I. Implement the Mission Trails Design District controls. | As soon as possible | 1. Monitor implementation. | Planning Dept./NCP/ Community Action | |